



Take notice that a meeting of the City of Ashland Committee of the Whole will be held on Tuesday, June 27, 2023 in- person in the City Hall Council Chambers, 601 Main Street W. Ashland, WI with the availability to attend virtually. Meeting will begin immediately following the adjournment of the City Council Meeting to consider and act upon the following agenda.

To join the meeting from your computer, tablet or smartphone:
<https://global.gotomeeting.com/join/500263957>

Or dial in using your phone. United States (Toll Free): 1-877-309-2073 Access Code: 500-263-957

Please contact the Clerk's office if you require accommodations to attend the meeting.

Tuesday, June 27, 2023 Ashland Committee of the Whole Meeting Agenda

1. **Roll Call**
2. **Approval of Agenda**
3. **Council President's Report**
 - A. Recognizing June 19th as Juneteenth and June as Pride Month in the City of Ashland
4. **Administrator's Report**
 - A. Presentation of Concept Plans for Ore Dock Upland and Former Baron Radiator Sites
5. **Committee Updates**
6. **Discussion Items**
 - A. Discussion and Possible Action Regarding Financing Options for the Vaughn Library Building Renovations (*Library Director*)
 - B. Update Regarding Waterfront Projects, and Discussion Regarding the Status of the Privately Owned Coal Docks (*Councilor Goyke*)
7. **Items for Future Discussion**
8. **Adjournment**

The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities.

NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional information or to request this service, contact the City Clerk's Office at 715-682-7071 (not a TDD telephone number) or FAX: 715-682-7048

Ashland Committee of the Whole Meeting
Tuesday, June 27, 2023 – 6:00 PM
601 Main Street W. Ashland WI 54806



The CITY of
ASHLAND
WISCONSIN

SUBJECT: Committee Updates

RECOMMENDATION: Discussion Only

DEPARTMENT OF ORIGIN: Council President

CLEARANCES:

EXHIBITS:

**COMPLIANCE WITH STRATEGIC
PLAN:**

SUMMARY STATEMENT:

ASHLAND OREDOCK TRUST - TOCHTERMAN
DISABLED PARKING ENFORCEMENT - GRAF
ECONOMIC DEVELOPMENT - ORTMAN
HARBOR COMMISSION - PUFALL
HISTORIC PRESERVATION - GOYKE
HOUSING AUTHORITY - SEEFELDT
HOUSING COMMITTEE - ORTMAN
LIBRARY BOARD - JACKSON
MAIN STREET BOARD - GOYKE
PARKS AND RECREATION - SEEFELDT
PLAN COMMISSION - TOCHTERMAN
PUBLIC WORKS COMMITTEE - GOYKE
SUSTAINABILITY - GRAF

SUBJECT: Discussion and Possible Action Regarding Financing Options for the Vaughn Library Building Renovations (*Library Director*)

RECOMMENDATION: Based on facility assessment studies by Cedar Corporation, design process and professional cost estimate led by Engberg Anderson Architects and a feasibility study of 75 local citizens, the Vaughn Library Board of Trustees recommends the City of Ashland fund Phase One of the Vaughn Library renovation, which addresses essential building needs to provide library services for the next 50 years.

DEPARTMENT OF ORIGIN: Vaughn Public Library

CLEARANCES:

EXHIBITS:

1. VPL Concept Design Estimate
2. Vaughn Library Renewal FAQ

COMPLIANCE WITH STRATEGIC PLAN: By 2026, Taxpayers and City employees will have access to and work in City buildings and facilities that project the historical character of the City, generate lower operating costs, and have extended life spans.

SUMMARY STATEMENT:

Not since the 1980s has there been a major capital investment in the Vaughn. Though the building has “good bones”, it is overdue for electrical and HVAC system replacements, in need of integrated energy efficiencies, including new windows and is overdue for foundation repair. Structurally, there are necessary changes to keep pace with the library as a people-centered place. Creating more welcoming entrances, building more collaborative space and connecting the first and second floors to gain maximum use of the floor plan are all things that transform the Vaughn into a bright, responsive public place for current and future generations.

VAUGHN PUBLIC LIBRARY

Concept Design Estimate

7-Mar-23

1. ORIGINAL

2022 Estimate

RENOVATIONS 2023	CONCORD
Construction	\$ 1,708,180
Finishes	\$ 1,034,328
Fire sprinklers	\$ 218,879
Mechanical and Plumbing	\$ 1,555,770
Electrical Systems	\$ 727,384
Utilities	\$ 85,693
Foundations	\$ 441,750
Façade Reconfigurations	\$ 330,193
Window Replacements	\$ 562,985
Basement Renovation	\$ 498,812
Rooftop Solar System	\$ 183,475
CONSTRUCTION COSTS	\$ 7,347,450
AE Fees (10%)	\$ 734,745
Expenses (2%)	\$ 146,949
Furnishings + Fee	\$ 451,440
Equipment Allowance (AV+Kitchen)	\$ 40,000
Interim Library (6,000 sf x 12 months)	\$ 108,000
TOTAL PROJECT COST	\$ 8,828,583
Escalation rate included	19.70%
Estimate date	7/1/2022
Mid-point of construction date	8/1/2024

RENOVATIONS 2023	SF	Base \$/sf	Base Cost	Escalation 11%	Contingency 10%	CONSTRUCTION	AE Fees 10%	Expenses 2%	TOTAL PROJECT
Foundation repair (LF)	250	\$ 25.00	\$ 6,250	\$ 688	\$ 625	\$ 6,938	\$ 694	\$ 139	\$ 7,770
Tuckpointing	1	\$ 20,000	\$ 20,000	\$ 2,200	\$ 2,000	\$ 22,200	\$ 2,220	\$ 444	\$ 24,864
New interior stair	1	\$ 20,000	\$ 20,000	\$ 2,200	\$ 2,000	\$ 22,200	\$ 2,220	\$ 444	\$ 24,864
Interior demolition	20,000	\$ 14.00	\$ 280,000	\$ 30,800	\$ 28,000	\$ 310,800	\$ 31,080	\$ 6,216	\$ 348,096
Interior renovation (1-3)	20,000	\$ 40.00	\$ 800,000	\$ 88,000	\$ 80,000	\$ 888,000	\$ 88,800	\$ 17,760	\$ 994,560
Mechanical replacement	25,000	\$ 40.00	\$ 1,000,000	\$ 110,000	\$ 100,000	\$ 1,110,000	\$ 111,000	\$ 22,200	\$ 1,243,200
Electrical upgrades	20,000	\$ 25.00	\$ 500,000	\$ 55,000	\$ 50,000	\$ 555,000	\$ 55,500	\$ 11,100	\$ 621,600
IT and Fire Alarm	20,000	\$ 4.00	\$ 80,000	\$ 8,800	\$ 8,000	\$ 88,800	\$ 8,880	\$ 1,776	\$ 99,456
Plumbing modifications	20,000	\$ 12.00	\$ 240,000	\$ 26,400	\$ 24,000	\$ 266,400	\$ 26,640	\$ 5,328	\$ 298,368
Fire Protection System	25,000	\$ 6.00	\$ 150,000	\$ 16,500	\$ 15,000	\$ 166,500	\$ 16,650	\$ 3,330	\$ 186,480
New storefront windows - North	550	\$ 100.00	\$ 55,000	\$ 6,050	\$ 5,500	\$ 61,050	\$ 6,105	\$ 1,221	\$ 68,376
New storefront windwos - East	360	\$ 100.00	\$ 36,000	\$ 3,960	\$ 3,600	\$ 39,960	\$ 3,996	\$ 799	\$ 44,755
TOTAL COST MODEL		\$ 141.00		\$ 350,598	\$ 318,725	\$ 3,537,848	\$ 353,785	\$ 70,757	\$ 3,962,389
Solar System (per watt)	40,000	\$ 3.00	\$ 120,000	\$ 13,200	\$ 12,000	\$ 133,200	\$ 13,320	\$ 2,664	\$ 149,184
Interior renovation (Basement)	5,000	\$ 20.00	\$ 100,000	\$ 11,000	\$ 10,000	\$ 111,000	\$ 11,100	\$ 2,220	\$ 124,320
Replacement windows - First	382	\$ 100.00	\$ 38,200	\$ 4,202	\$ 3,820	\$ 42,402	\$ 4,240	\$ 848	\$ 47,490
Replacement windows - Second	760	\$ 100.00	\$ 76,000	\$ 8,360	\$ 7,600	\$ 84,360	\$ 8,436	\$ 1,687	\$ 94,483
Replacement windows - Third	600	\$ 100.00	\$ 60,000	\$ 6,600	\$ 6,000	\$ 66,600	\$ 6,660	\$ 1,332	\$ 74,592
Furnishings	16,000	\$ 25.00	\$ 400,000	\$ 44,000	\$ 40,000	\$ 444,000	\$ 44,400	\$ 8,880	\$ 497,280
TOTAL COST MODEL		\$ 464.00				\$ 881,562	\$ 88,156	\$ 17,631	\$ 987,349

\$ 4,949,739

Vaughn Library Renewal FAQ

What will a renovation cost?

Phase One of the renovation is a high impact transformation of the first and second floors, including sprinklers, HVAC, electric, plumbing, 2nd floor windows and finishes for \$4M in 2023-24 dollars.

Phase Two of improvements addresses historic preservation and community space on the third floor. Façade reconfigurations—Main St. and Vaughn Ave. entrances and a communicating stair between the second and third floor are included in this phase. \$5M in 2025-26 dollars. It is possible to break Phase Two into smaller

How will that impact property taxes?

A \$4M general obligation 20-year bond would result in an additional \$71.04 / \$100,000 in property taxes. A \$3M 20-year bond would be an increase of \$54.38 / \$100,000.

Financing Information from Finance Director Julie Vaillancourt

The estimates are for 4% 20-year bonds issued in 2024 or 2025 with the first debt payment due 2025 or 2026. The following tax calculation is based on the 2023 budget/mill rate.

- *\$3 million would increase taxes \$54.38 per \$100,000 of assessed value*
- *\$4 million would increase taxes \$71.04 per \$100,000 of assessed value*

The equalized value increased 23.81% from 2021-2022 to \$549,565,000. This can go up or down again by 2024 or 2025. The following is based on current equalized value.

- *Per State Statute – total outstanding debt has to be under $5\% \times \$549,565,000 = \$27,428,250$*
- *Recommended level of outstanding debt = $\$27,428,250 \times 60\% = 16,486,950$*
- *\$4 million of borrowing in 2024 would put the total outstanding debt at 59%. If future equalized value decreases, then the amount to borrow will decrease.*

Will there be other ways to raise the funds?

Yes! Grant requests from private foundations will be written. We will also be looking for state and federal dollars. A Capital Campaign Committee will work to raise additional funding with a goal of \$1.5M.

How many floors will the renovation impact? How many square feet will be library user areas when the renovation is complete?

Phase One will focus on the first and second floor, resulting in about 9800 square feet of library user space. To meet all the needs; such as meeting room space, comfortable seating, accessible collections, teen spaces, digital work lab and librarian work space, we need to renovate another

7,921 square feet. Renovating the third floor is an important piece of reaching all library spatial needs.

Where will the library be while work is being done?

During Phase One, the library will operate out of the second floor while the first floor is being renewed and then will move to the first floor while the second floor is being renovated. This will obviously challenge everyone, but it will also save dollars.

Why not choose to build a new library?

The Vaughn was built in 1888 and has uniquely served as a library for Ashland since its doors opened. It is located at the heart of downtown, easily accessible by walking, biking or driving. To build a similar building in 2023 dollars would be \$13M, so quite a bit more than the cost to renovate our 135 year old library. We just could not get a building like this in today's market.

What about parking?

While there are two public parking lots within one block of the library, we understand street parking is preferred. Re-opening an entrance on Main St. increases the options for drivers, parking on either Main St or Vaughn Ave to access the library.

Will people still need a traditional library and library space as more and more content is available through streaming services and electronic media? In 2022, the library meeting rooms were used over 1000 times. That is about 3.5 times a day we are open. About 143 people visit the library each day we are open. 1734 people learned something new or met a new friend at a library program. Over 3,000 questions were asked of the librarians. It is true, information, books, podcasts and films can be streamed directly to your home or device. Especially because much of human life is now connected to screens, a central place for community interaction is essential to maintaining healthy connections with neighbors and friends. While the renovation floor plans create easier access to the collections, the floor plans give priority to people space within the library.

Will the new space configuration increase operating costs? Won't you need more librarians?

The efficiencies built into new systems; plumbing, heating & cooling, windows, lighting will reduce annual operating costs, saving tax payer dollars and meeting sustainability goals. A centrally located main librarian desk will allow one librarian to see both entrances. Eliminating some of the walls and introducing more interior glass will create bright and more secure places throughout the library, especially on the second floor where librarian workspace will also be located.

Phasing Info from Alex Ramsey, architect Engberg Anderson

I think your phasing looks good and makes sense for prioritization although the stair is fairly integral to Phase One and we would have to think through how to isolate that area for Phase 2 which may get a bit messy as we remove the structure.

There may also be a small premium for Phase 2 to mobilize for the small project, but for now, I think the numbers still hold given the stabilization of inflation rates.